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CITY OF DUARTE
GENERAL PLAN UPDATE

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY

Prepared for:

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TABLE OF CONTENTS

Section		Page
1	INTRODUCTION	1
1.1	Background	1
1.2	Organization of the General Plan	1
1.3	Location of Project/Planning Area	2
1.4	Description of Project/Planning Area	3
1.4.1	Land Use	3
1.4.2	Housing and Population Characteristics	4
1.4.3	Circulation and Transportation Characteristics	4
1.4.4	Physiographic Characteristics	5
1.5	Description of General Plan	5
1.6	Focus of EIR	8
2	ENVIRONMENTAL CHECKLIST	9
2.1	Background Information	9
2.2	Environmental Impacts	9
2.3	Determination	14
3	DISCUSSION OF ENVIRONMENTAL EVALUATION	16

LIST OF TABLES

Table		Page
1	Existing Land Uses	3
2	Population and Housing Characteristics	4
3	Distribution of Planned Land Uses	6
4	Distribution of Planned Development	7

LIST OF EXHIBITS

Exhibit		Follows Page
1	Regional Location Map	2
2 through 19	Land Use Study Areas	7

SECTION 1
INTRODUCTION

1.1 BACKGROUND

The City of Duarte initiated a comprehensive update of its General Plan in 1988. The purpose of this update was to ensure that the city had a general plan that complies with current state law and addresses major community issues and concerns.

The major issues facing the city which are the focus of this General Plan include the following:

- Continued redevelopment and revitalization of the retail commercial areas along Huntington Drive.
- Maintenance and preservation of the existing residential neighborhoods located throughout the city.
- Improving the quality of new development through a thorough re-examination of current building and development standards.
- Continued emphasis on promoting new development in the "industrial" areas, thus providing new employment opportunities.
- Cooperation with other agencies and governments in improving the environment and quality of life for both residents in the city and in the surrounding region.
- Preservation of existing open space amenities within the city.

1.2 ORGANIZATION OF THE GENERAL PLAN

The Duarte General Plan consists of three sections: (1) the policy plan; (2) the background reports; and (3) the environmental assessment.

The policy plan is organized around six general plan elements. These elements focus on plans, policies, and programs that are to be implemented during the plan's lifetime. These elements include the following:

- Land Use Element. Indicates the future location and extent of development in the city.

- Housing Element. Focuses on housing issues and identifies programs to assist residents in need.

- Open Space and Conservation Element. Identifies policies and programs for preserving and obtaining open space for recreational use in the city. This element also identifies resources in the city and establishes policies to assist in the management, preservation, or conservation of these resources.

- Public Safety Element. Identifies man-made and natural hazards which may impact the city in the future.

- Noise Element. Indicates the existing and future noise environment in the city and provides for appropriate mitigation.

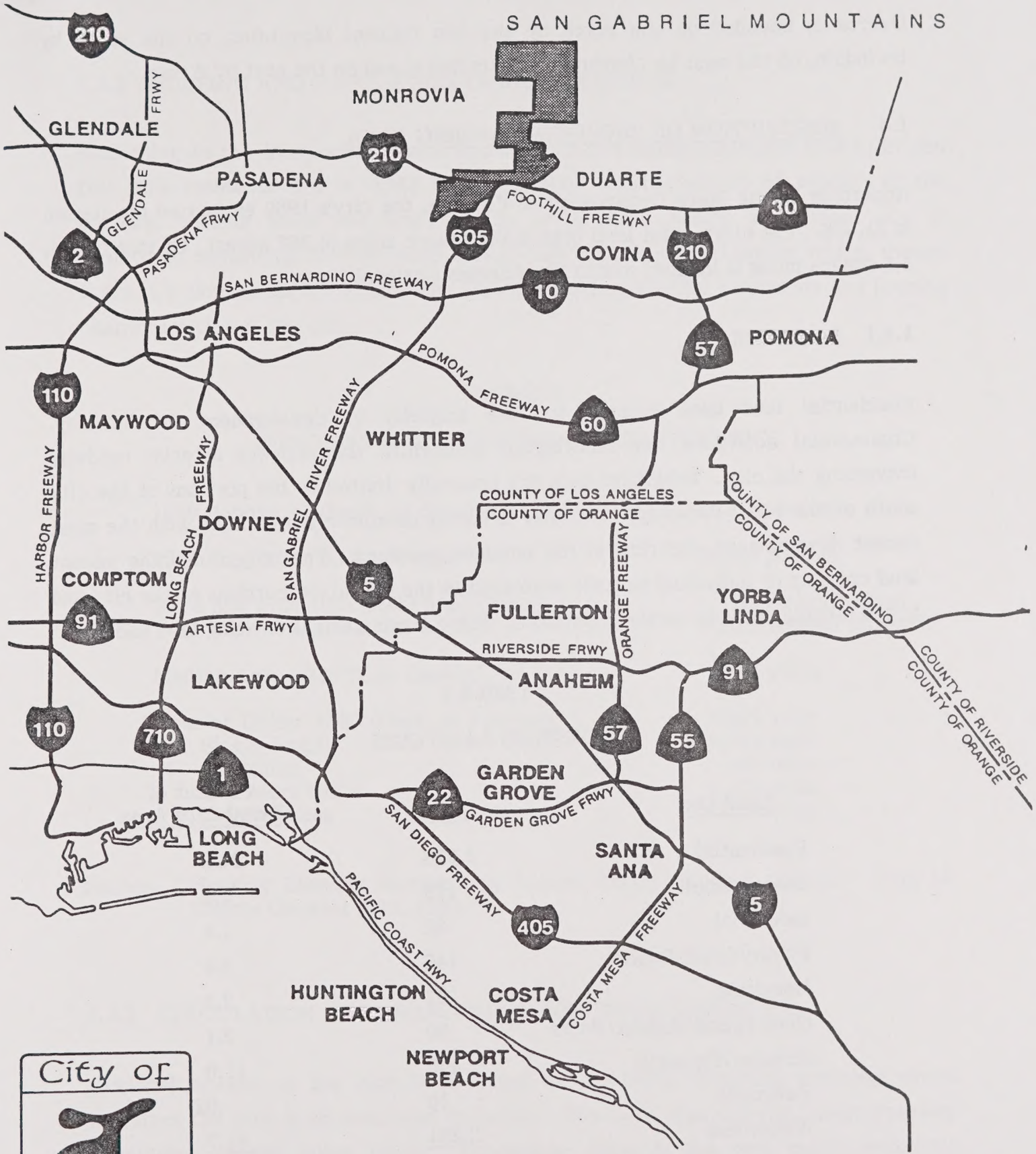
- Transportation Element. This element focuses on existing and future circulation issues in the city.

The background report is divided into subsections that correspond and support the individual General Plan elements. The background reports provide a comprehensive overview of existing conditions in the city and contain the necessary background analysis needed to comply with both state law and the community's desire to have a sound basis for future planning. In addition, the background report will serve to describe the existing environmental setting as required by the California Environmental Quality Act (CEQA).

Finally, the environmental impacts anticipated to result from the implementation of the General Plan are examined in the environmental assessment, which will serve as the environmental impact report (EIR) for the General Plan. The EIR analysis will focus on the potential changes in the land use and transportation plans.

1.3 LOCATION OF PROJECT/PLANNING AREA

The project/planning area includes all of the land area within the corporate boundaries of the City of Duarte. The city is located in the northeastern urbanized portion of Los Angeles County, approximately 15 miles northeast of downtown Los Angeles. The regional location of the city is shown in Exhibit 1.



City of Duarte

Regional Location Map
Duarte General Plan

7740001-JUNE 1989
NO SCALE

North

Michael Brandman Associates

Exhibit 1

Duarte is bounded on the north by the San Gabriel Mountains, on the south by Irwindale, on the west by Monrovia and Bradbury, and on the east by Azusa.

1.4 DESCRIPTION OF PROJECT/PLANNING AREA

According to the State Department of Finance, the city's 1989 estimated population is 21,326. The city's total land area is 6.8 square miles (4,352 acres). Of this figure, 3.5 square miles is located within the Angeles National Forest.

1.4.1 LAND USE

Residential land uses account for the majority of development in the city. Commercial activities line Huntington Boulevard, the primary arterial roadway traversing the city. Industrial uses are generally limited to the portions of the city south of the I-210 Freeway. The city is nearly completely urbanized with the most recent development occuring in the northern portions. The only remaining vacant land consists of individual parcels scattered in the urbanized portions of the city and in the hillside areas in northern portions. Table 1 summarizes existing land use.

TABLE 1

EXISTING LAND USES

Land Use	Acres	Percent of Total City Area
Residential	1,078	24.8
Commercial	123	2.8
Industrial	80	1.8
Public/Quasi Public	146	3.4
Hospitals	97	2.2
Open Space/Vacant/Parks	90	2.1
Streets/Highways	478	11.0
Railroads	10	.02
Wilderness	2,251	51.7
	4,353	100.00

Source: Land Use Element Background Report, Draft Land Use Element. City of Duarte Draft General Plan, 1989.

1.4.2 HOUSING AND POPULATION CHARACTERISTICS

According to the most recent State Department of Finance estimates (1989), 21,326 full time residents live in 6,959 dwelling units. Approximately 68 percent of the existing housing units are single-family units while nearly 23 percent are in structures containing five or more units. The city is predominantly white, though there is a large hispanic population. Table 2 summarizes the population and housing characteristics of the city.

TABLE 2

POPULATION AND HOUSING CHARACTERISTICS

1989 Population (Dept. of Finance)	21,326 persons
1980 Population (U.S. Census)	16,766 persons
Race and Ethnicity: 1980 (U.S. Census)	71.0 percent white 30.5 percent Hispanic
Median Age: 1980 (U.S. Census)	29.1 years
Housing Units: 1989 (Dept. of Finance)	6,959 units
Single-Family	4,744 units
2-4 Units	387 units
5 or More Units	1,582 units
Mobilehomes	246 units

Source: Housing Element Background Report, Draft Housing Element. City of Duarte General Plan, 1989.

1.4.3 CIRCULATION AND TRANSPORTATION CHARACTERISTICS

Regional access to the city is provided by the I-210 (Foothill) Freeway which traverses the city in an east/west direction. The I-605 (San Gabriel River) Freeway terminates at Mt. Olive Drive. Huntington Drive is the only major east/west trending arterial in the city. In addition, a single railroad line is located within the city: the Atchison Topeka and Santa Fe (AT&SF) is located in the southern half of the city north of Duarte Road.

1.4.4 PHYSIOGRAPHIC CHARACTERISTICS

The City of Duarte is located in the northeastern portion of the Los Angeles basin, which is an alluvial lowland underlain by a structural depression that has experienced periodic deposition since the Late Cretaceous period (135 million years ago) and continuous subsidence since the Late Miocene period (25 million years ago). The basin is bounded on the north by the San Gabriel Mountains and Elysian and Repetto Hills; on the east and southeast by the Puente Hills, Santa Ana Mountains, and San Joaquin Hills. The city is situated on a south facing alluvial terrace of the San Gabriel Mountains.

The natural topography of the city is generally level, with local relief ranging from 400 feet above sea level in the southeast to 3,800 feet above sea level in the northeastern portion of the city.

The city is located in a seismically active region with a number of active faults present in the surrounding area. Several of these active faults--the San Andreas, Newport-Inglewood, San Fernando, Sierra Madre, and Whittier are all capable of affecting the city. Potentially active faults in the immediate vicinity of the city include the Sierra Madre and Duarte faults that traverse the city, and the Raymond Hill fault located in nearby Pasadena and Arcadia-Santa Monica-Hollywood fault.

1.5 DESCRIPTION OF GENERAL PLAN

The project involves the update of the City of Duarte General Plan. The adoption of the General Plan will not, by itself, result in any physical changes to the environment. The implementation of the land use policy or a number of specific standards and policies could result in some impacts on the environment. For purposes of this analysis, the EIR will focus on those land use changes which will have a potential for impact if the land use plan is implemented. Exhibits 2 through 19 indicate those areas that a change in land use designation may occur if the General Plan is adopted.

In general, the overall distribution of land uses in the city will not change significantly with the implementation of the General Plan land use policy.

Residential development will continue to be the dominant land use in terms of land area, followed by commercial and industrial. Commercial activities will still be concentrated along the Huntington Drive corridor. Employment uses comprised of light industrial, warehousing, or professional offices are encouraged in the portion of the city south of the I-210 freeway.

Table 3 indicates the distribution of land use in the city categorized according to the land use designations.

TABLE 3

DISTRIBUTION OF PLANNED LAND USES

Land Use Designation	Areas (in acres)	Percent of Land Area
Very Low Density Residential	172	4.0
Low Density Residential	739	17.0
Medium Density	131	3.0
High Density	44	1.0
Administrative/Professional	8	0.2
Hospital	86	1.9
Public/Quasi-Public/Schools	76	1.7
Neighborhood Commercial	9	0.2
General Commercial	114	2.6
Industrial	105	2.4
Parks and Open Space	66	1.5
Wilderness	2,251	51.7
Specific Plan Overlay	32	0.6
Roads/Railroad	488	11.0
Total Land Area	4,352	100.0

Source: Draft Land Use Element Background Report. City of Duarte Draft General Plan, 1989.

The precise implementation of the land use policy depicted in the land use plan would mean that all of Duarte would be developed exactly as outlined. This assumption is

often referred to as the theoretical capacity of a city or community. For example, approximately 420 acres in the city are designated for residential development and if all of this land were developed to the maximum intensities permitted under the plan (20 units per acre), an estimated 8,400 units could result.

Theoretical buildout rarely occurs, especially in communities that are fully urbanized, for a number of reasons. Some parcels will never be developed to the maximum intensities permitted under General Plan land use policy and zoning. It is also likely that a small number of properties will remain vacant or undeveloped. As a result, planners often refer to "achievable" or "effective" capacity as a more realistic measure of development potential. Often, effective capacity is defined as 80 percent of theoretical capacity which is the case use. Table 4 indicates the distribution and extent of development possible under both a theoretical capacity development scenario.

TABLE 4

DISTRIBUTION OF PLANNED DEVELOPMENT

Land Use Designation	Density/ Intensity Capacity[a]	Theoretical Development	Effective Capacity
Very Low and Low Density	0-4 du/acre 5-7 du/acre	5,861	
Medium Density	7-22 du/acre	2,882	
High Density	22-28 du/acre	1,232	
		9,975	

a du/acre = dwelling units per acre.

Source: Draft Land Use Element. City of Duarte Draft General Plan, 1989.

1.6 FOCUS OF EIR

The CEQA law and guidelines recognize the difficulty in the application of the CEQA law and guidelines to a local general plan. Section 15176 of the CEQA law and guidelines state:

> "An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with a greater degree of accuracy."

The EIR prepared for the General Plan will focus on secondary effects that may be expected with the adoption and subsequent implementation of the General Plan especially the land use element. The anticipated impacts of the General Plan are related to implementation of the land use element, with potential impacts resulting in changes of:

- Earth (Seismic Risk)
- Air Quality
- Water (Flooding)
- Noise
- Light and Glare
- Land Use
- Natural Resources
- Population
- Housing
- Transportation/Circulation
- Public Services
- Utilities
- Recreation

As indicated earlier, the implementation of the land use policy will provide for changes in land use for a selected number of parcels located throughout the city. Exhibits 2 through 19 indicate those parcels which will be affected with the adoption and implementation of the proposed General Plan.

The following is an explanation of the yes, no, and maybe answers reflected in the initial study checklist. Greater detail will be given in the EIR for those areas assessed to have possible and probable significant impacts.

SECTION 2

ENVIRONMENTAL CHECKLIST

This section contains a checklist of environmental issues that complies with Section 15063 of the state CEQA law and guidelines.

2.1 BACKGROUND INFORMATION

1. Name of Proponent: City of Duarte
2. Address and Phone Number of Proponent: 1600 Huntington Drive
Duarte, California 91010
(818) 357-7931
3. Date Checklist Submitted: June 10, 1989
4. Agency Requiring Checklist: City of Duarte
5. Name of Proposal, if applicable: City of Duarte General Plan Update

2.2 ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are provided on attached sheets.)

	Yes	Maybe	No
1. **Earth.** Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	___	x
b. Disruptions, displacements, compaction, or overcovering of the soil?	___	___	x
c. Changes in topography or ground surface relief features?	___	___	x
d. The destruction, covering, or modification of any unique geologic or physical features?	___	___	x
e. Any increase in wind or water erosion of soils, either on or off the site?	___	___	x
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?	___	___	x

		Yes	Maybe	No
g.	Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	x	___
2.	**Air.** Will the proposal result in:			
a.	Substantial air emissions or deterioration of ambient air quality?	___	x	___
b.	The creation of objectionable odors?	___	___	x
c.	Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	___	___	x
3.	**Water.** Will the proposal result in:			
a.	Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	___	x	___
b.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	___	x	___
c.	Alterations to the course of flow of flood waters?	___	x	___
d.	Change in the amount of surface water in any water body?	___	___	x
e.	Discharge into surface waters, or in any alterations of surface water quality, including but, not limited to, temperature, dissolved oxygen, or turbidity?	___	___	x
f.	Alteration of the direction or rate of flow of ground waters?	___	___	x
g.	Change in the quantity of ground waters, either through direct additions or withdrawls, or through interception of an aquifer by cuts or excavations?	___	___	x
h.	Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	x
i.	Exposure of people or property to water related hazards such as flooding or tidal waves?	___	___	x

		Yes	Maybe	No
4.	**Plant Life.** Will the proposal result in:			
	a. Change in the diversity of species or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	___	x	___
	b. Reduction of the number of any unique, rare, or endangered species of plants?	___	___	x
	c. Introduction of new species of plants into an area or in a barrier to the normal replenishment of existing species?	___	x	___
	d. Reduction in acreage of any agricultural crop?	___	___	x
5.	**Animal Life.** Will the proposal result in:			
	a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	___	x	___
	b. Reduction of the number of any unique, rare, or endangered species of animals?	___	___	x
	c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	___	x
	d. Deterioration to existing fish or wildlife habitat?	___	___	x
6.	**Noise.** Will the proposal result in:			
	a. Increases in existing noise levels?	___	x	___
	b. Exposure of people to severe noise levels?	___	x	___
7.	**Light and Glare.** Will the proposal produce new light and glare?	___	___	x
8.	**Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?	x	___	___
9.	**Natural Resources.** Will the proposal result in an increase in the rate of use of any natural resources?	___	x	___

	Yes	Maybe	No
10. **Risk of Upset.** Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemical, or radiation) in the event of an accident or upset conditions?	___	___	x
b. Possible interference with an emergency response plan or an emergency evacuation plan?	___	___	x
11. **Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	x	___	___
12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing?	x	___	___
13. **Transportation/Circulation.** Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	x	___
b. Effects on existing parking facilities, or demand for new parking?	___	x	___
c. Substantial impact upon existing transportation systems?	___	___	x
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	___	x
e. Alterations of waterborne, rail, or air traffic?	___	___	x
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	___	___	x
14. **Public Services.** Will the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	___	x	___
b. Police protection?	___	x	___
c. Schools?	x	___	___
d. Parks or other recreational facilities?	___	x	___
e. Maintenance of public facilities, including roads?	___	x	___
f. Other governmental services?	___	x	___

	Yes	Maybe	No
15. **Energy.** Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	x
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	x
16. **Utilities.** Will the proposal result in a need for new systems or substantial alterations to the following utilities?			
a. Power or natural gas?	___	x	___
b. Communications system?	___	___	x
c. Water?	___	x	___
d. Sewer or septic tanks?	___	x	___
e. Storm water drainage?	___	x	___
f. Solid waste and disposal?	___	x	___
17. **Human Health.** Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	___	___	x
b. Exposure of people to potential health hazards?	___	___	x
18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	___	x	___
19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	___	x	___
20. **Cultural Resources.**			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	___	x	___
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	___	x	___

	Yes	Maybe	No
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	___	___	x
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	___	___	x

21. **Mandatory Findings of Significance.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	___	x
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	x	___
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	x	___
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	x

2.3 DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ___

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ___

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. x

Date

Steve Sizemore, Senior Planner
City of Duarte

SECTION 3

DISCUSSION OF ENVIRONMENTAL EVALUATION

The following discussion is presented for items identified in the checklist in Section 2.

1. EARTH (Reference: Draft Public Safety Element Background Report)

a,b. GEOLOGIC SUBSTRUCTURE/EXCAVATIONS

The implementation of the General Plan will not result in any substantial excavation or alteration of any geologic substructures. As a result, the EIR will not examine this issue area.

c,d. TOPOGRAPHIC/UNIQUE GEOLOGIC FEATURES

No unique geological or physical features would be destroyed or modified. Construction activities may involve some minor grading and excavation. Any topographic changes would be minor in site specific portions of the planning area; however, the insignificant changes need not be analyzed further in the EIR. Minor topographic changes in the hillside areas might occur when development occurs.

e. SOIL EROSION

The city is completely urbanized and very little vacant land is present. Minor erosion may occur on individual parcels subject to redevelopment the EIR will not analyze.

f. BEACH EROSION/RIVER, STREAMBED, LAKE SILTATION

The planning area is an established urban area where natural beaches, rivers, streambeds and lakes are not located. No siltation or beach erosion impacts would occur.

g. GEOLOGIC/SEISMIC HAZARDS

The project/planning area is located in the seismically active Los Angeles region. Significant groundshaking due to earthquakes on active faults in the region or near the planning area would be expected to occur in the future. The EIR will document seismic risks and describe measures needed to minimize potential hazards.

2. AIR (Reference: Draft Open Space and Conservation Element Background Report)

a. AIR EMISSIONS

The EIR will analyze changes to local and regional air quality conditions due to implementation of the land use plan. Changes to motor vehicle travel and congestion in the city will be evaluated to determine if significant local impacts to air quality occur. Regional emissions changes will be estimated to describe the potential for an increase in mobile source pollutant emissions due to increased transit opportunities. The General Plan is consist with the South Coast Air Quality Management District (SCAQMD) plan.

b,c. ODORS/AIR MOVEMENT OR CLIMATE CHANGES

The implementation of the proposed plan is not anticipated to create objectionable odors, nor cause changes in air movement, moisture, temperature, or other climatic conditions.

3. WATER (Reference: Draft Public Safety Element Background Report)

a-i. There would be no significant effects on water bodies, surface runoff, water supply, or groundwater. No construction alteration to water bodies of any type would occur with the adoption of implementation of the General Plan. The city is developed and ground surfaces are already impermeable and flood hazard has been contained in control structures. The EIR will discuss the potential impacts of flooding due to dam innundation from a breakage of Sawpit Dam.

4. PLANT LIFE (Reference: Draft Land Use Element Background Report and Draft Open Space and Conservation Element Background Report)

a. PLANT SPECIES IMPACTS

The proposed plan will not adversely impact any plant species overall. A number of policies in the draft General Plan call for increased landscaping in new development. The wilderness area in north Duarte will not be adversely impacted by this General Plan.

b-d. ENDANGERED SPECIES/NEW SPECIES/AGRICULTURE

There are no known state or federally designated rare, threatened, or endangered plant species located in the urbanized portions of the planning area. Adverse impacts from the introduction of new plant species or effects to agricultural resources would not occur, due to the nature of the plan and its location in an established urban community. The wilderness area in north Duarte will not be adversely impacted by this General Plan.

5. ANIMAL LIFE (Reference: Draft Land Use Element Background Report)

a. The implementation of the proposed plan will not adversely impact beneficial urban wildlife species.

b-d. ENDANGERED SPECIES/NEW SPECIES/SENSITIVE HABITATS

There are no state or federally designated rare, threatened, or endangered animal species located in the urbanized portions of the city. Adverse impacts from the introduction of new animal species or effects to sensitive natural habitat would not occur. The wilderness area in north Duarte will not be adversely impacted by this General Plan.

6. NOISE (Reference: Draft Noise Element and Noise Element Background Report)

a. NOISE LEVEL INCREASES

Noise levels may increase along major roadways where new uses are proposed. The EIR will assess the increase in noise and vibration caused by any additional vehicles generated and provide mitigation measures, as necessary.

b. The EIR will evaluate the exposure of sensitive uses, such as schools and residences to potentially significant noise and vibration impacts. Exposure will be compared to city and state guidelines for land use compatibility. Mitigation measures will be recommended where needed.

7. LIGHT AND GLARE (Reference: Draft Land Use Element and Draft Land Use Element Background Report)

The city is fully urbanized. No substantial amount of additional glare will be produced as a result of the adoption of this General Plan and its subsequent implementation.

8. LAND USE (Reference: Draft Land Use Element and Draft Land Use Element Background Report)

The implementation of the proposed land use policy will not significantly alter land uses citywide. There will, however, be changes on specific parcels (refer to exhibits 3 through 20) in Duarte and these land use impacts will be evaluated in the EIR.

9. NATURAL RESOURCES

The rate of use of nonrenewable natural resources would not be increased significantly as a result of the General Plan's adoption and subsequent implementation. The draft open space/conservation element identifies policies that are to be implemented which will be effective in conserving natural resources.

10. RISK OF UPSET (Reference: Draft Public Safety Element and Public Safety Element Background Report)

a. HAZARDOUS SUBSTANCES

The implementation of the General Plan will not result in any release or exposure to hazardous materials or increase any level of risk beyond that

which presently exists. The draft safety element contains policies which prohibit or discourage certain types of activities involved in the manufacture, storage, disposal, or transport of hazardous substances.

b. EMERGENCY RESPONSE PLAN

No impacts to local emergency response or evacuation plans are anticipated to result from the adoption and implementation of the proposed General Plan.

11. POPULATION (Reference: Draft Housing Element Background Report)

The implementation of the General Plan may result in increased residential development in Duarte. Distribution and density changes may gradually occur over time. The EIR will discuss potential population distribution and growth-inducing impacts related to the implementation of the proposed land use policy.

12. HOUSING (Reference: Draft Housing Element Background Report)

No substantial demand for new housing would be created as a result of the project. The EIR, however, will document potential residential displacement where changes in land use will occur and identify appropriate mitigation measures.

13. TRANSPORTATION/CIRCULATION (Reference: Draft Transportation Element and Transportation Element Background Report)

a. GENERATION OF ADDITIONAL VEHICULAR MOVEMENT

Vehicular trips may increase in areas where land use changes and/or development densities increase. The EIR will evaluate the vehicular trip generation impacts associated with development arising from the implementation of the General Plan land use policy.

b. PARKING

Parking demand is not likely to be adversely impacted by the implementation of this General Plan.

c,d. EXISTING TRANSPORTATION SYSTEMS/CIRCULATION PATTERNS

The existing transportation system of streets would be affected by lane reconfigurations recommended in the draft General Plan. Temporary construction period traffic congestion and parking impacts would occur. Capacity of some streets and intersections may be reduced in the long term, and traffic may be affected.

The EIR will assess the traffic impacts arising from potential development changes in street configuration and intersection operation changes. Possible mitigation measures will be recommended.

Appendix C

e. RAIL, WATERBORNE, AND AIR TRAFFIC

No impacts to rail, waterborne, or air traffic would occur as a result of the implementation and adoption of the EIR.

f. TRAFFIC HAZARDS

A major objective of the transportation element is to improve traffic flow in the city. The implementation of the land use and circulation plan will not result in any introduction of any new traffic hazards in the city.

14. PUBLIC SERVICES (Reference: Public Safety Element Background Report and Draft Land Use Element Background Report)

a,b. POLICE AND FIRE PROTECTION

Law enforcement service is provided by the city police department. No significant impacts to local police agencies are expected to arise from the implementation of the land use plan. No additional fire equipment or personnel will be required as a result of the project's implementation.

c,d,f. SCHOOLS, PARKS, OTHER SERVICES

No substantial physical or access changes are expected that would alter the park maintenance or government service. The General Plan does provide for the development of additional park facilities in the city. The existing schools are severely overcrowded at this time and any increase in population would adversely impact schools. As a result, this issue will be examined in the EIR.

e. PUBLIC FACILITY MAINTENANCE

Public facilities maintenance requirements will not be affected by the adoption and implementation of the proposed General Plan. The EIR, therefore, will not assess the potential for impacts on the demand for public facilities maintenance.

15. ENERGY

a,b. FUEL USE, INCREASE IN ENERGY DEMAND

The amount of increased energy demand would be minimal compared to existing electrical demands in the city. However, potential increases in energy consumption will be analyzed in the EIR.

16. UTILITIES

a-e. POWER, COMMUNICATIONS, WATER, SEWER, STORM DRAINAGE

Utilities, such as gas, electric, and telephone, would remain in place for the most part, but may require minor relocations. The EIR will focus on utility consumption arising from the implementation of this land use policy.

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17. HUMAN HEALTH (Reference: Draft Public Safety Element Background Report)

The implementation of the General Plan will not affect human health. It creates no new sources of health hazards nor exposes people to new health-related risks.

18. AESTHETICS (Reference: Draft Land Use Element Background Report)

The implementation of the General Plan provides for more stringent design and landscaping standards for new development and increased standards for maintenance of existing development. In addition, the scale and bulk of future development (as provided for in the land use standards) is compatible with existing development in the city.

19. RECREATION (Reference: Draft Open Space/Conservation Element and Open Space/Conservation Element Background Report)

The implementation of the General Plan will not adversely impact parks and recreation facilities.

20. CULTURAL RESOURCES (Reference: Draft Open Space/Conservation Element Background Report)

a. ARCHAEOLOGY

There are a number of known or suspected archaeological sites or resources in or near the planning area. Any sites present in the city prior to development were likely to have been destroyed. The EIR will examine archaeological resources within the planning area.

b. HISTORIC STRUCTURES

Historically significant sites and structures are located in the city and these will be identified in the EIR. The significance of the resources will be documented and the potential for impact will be discussed. Mitigation measures will be presented, as needed.

c. ETHNIC CULTURAL VALUES

No impacts on local ethnic or cultural values are anticipated to result from the implementation of the proposed General Plan.

d. RELIGIOUS USES

Impacts to religious uses are not expected from the implementation of the General Plan.

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